



## ASSOCIATION NEWSLETTER

February 14, 2014

### ADJOURNED MEETING HELD

The adjourned meeting was held on February 6, 2014, at 6PM, at the Meeting Room at Bldg 7606. The Board, with its 95 proxies, voted to ratify the actions taken at the January 9<sup>th</sup> unofficial meeting. The following board members were elected to serve a 2-year term: Jaime Escobedo, Howard Lange, and Craig Nicholson. The officers for 2014 are as follows:

Craig Nicholson	President
Jaime Escobedo	Treasurer
Mary Mason-Scott	Secretary
Joe Mora	VP
Howard Lange	At Large

Many thanks again to all who attended the meeting and to all who returned their proxies.

### TRESPASSING AT POOL AREA NOTED

In the last few weeks, it appears someone(s) has been using the pool area after hours. In the morning, the pool gate(s) has been found unlatched. The gates must be secured at all time. If you notice someone in the pool area after hours, please call the Sheriff. Thank you.

### LANDSCAPE AROUND 7630 TO BE RENOVATED; IRRIGATION TO BE CONVERTED TO DRIP SYSTEM

The landscape around 7630 will be renovated in the near future. About 300+ new plants will replace the existing ones and the irrigation will be replaced with a drip system to save water. If you live in or by this building, thank you in advance for your patience.

### DEHUMIDIFIERS SUGGESTED

In order to minimize possible musty smell in your home, especially if you live in a lower unit, you may want to get a few dehumidifiers to extract moisture out of the air. While there's no rain, this situation may not be a problem. However, if (and when) the rain comes, the mustiness can be a problem. In addition, during the damp months, you may also want to leave a fan or something on to circulate the air. And when you're home, if possible, you may want to leave door/windows open for fresh air.

### MAINTENANCE CONCERNS? CALL MANAGEMENT

If you see a maintenance issue around the complex, please call 569-1121 #204 or send an email to [JamesN@Bartlein.com](mailto:JamesN@Bartlein.com). Exterior maintenance may not always be the Association's responsibility but please contact Property Mgr, James Nguyen, for clarification.

### ASSOCIATION TO REPAIR FAULTY PRESSURE REGULATOR AND BILL UNIT OWNER

In order to prevent damage to the foundation, seepage to lower units, and wasting of water, the Association will be replacing a faulty (leaking or one that makes loud noise) pressure regulator if it is not dealt within a week or less after a notice is distributed to the unit. All related costs will be passed on to the unit owner.

### PLEASE CHECK FOR LATEST INFO ON ASSOCIATION WEBSITE

The official website address for our Association is <http://EucalyptusGrove.org>. For your convenience, you can find important

information and documents (CC&R's, By-Laws, Amendments, Guidelines, newsletters, agendas, minutes, notices, and other published correspondence) posted there. Many times the minutes have more information than what is in the newsletters. It is essential that all owners & residents are aware of the rules and regulations. In addition, if you have tenants, you are responsible for making sure they receive copies & comply with the rules. Thank you.

#### **NEW INFORMATION NEEDED**

It is important that information is kept current to ensure that all appropriate parties receive newsletters, e-mail or special mailings, and for emergency purposes. In addition, to help you in your dealings with lenders, the Association keeps track of the owners / tenants ratio. Your cooperation is appreciated.

#### **BOARD MEETING SCHEDULED; REQUEST TO BE IN WRITING**

The next monthly Board Meeting is scheduled for **Thursday, March 13, 2014**, at 6PM, at the Meeting Room of Bldg 7610 at our complex. Unless otherwise notified, the board meetings are usually on the 2<sup>nd</sup> Thursday of the month. All owners are welcome. If you have a specific request for the Board to review, please put it in writing and send it at least 10 days before the meeting (to the address below). The agenda is sent and posted at the mailbox area and/or on posted on the website at least 4 days before.

Prepared by: **BARTLEIN & COMPANY, INC.**  
(805) 569-1121 FAX (805) 682-4341  
3944 State Street, Suite 200  
Santa Barbara, CA 93105  
Email: [jamesn@bartlein.com](mailto:jamesn@bartlein.com)